

ORDINANCE NO. 4628

An Ordinance rezoning approximately 30.7 acres of land from a County EF-40 (Exclusive Farm Use - 40-acre Minimum) zone to a City M-2 PD (General Industrial Planned Development) zone on approximately 30.7 acres of land located north of Riverside Drive and west of Miller Street and is described as Tax Lot 2501, Section 15, T. 4 S., R. 4 W., W.M.

RECITALS

The Planning Commission received an application (ZC 6-96) from KPP Development Group, dated May 13, 1996, for a zone change from a County EF-40 (Exclusive Farm Use - 40-acre Minimum) zone to a City M-2 PD (General Industrial Planned Development) zone on approximately 30.7 acres of land located north of Riverside Drive and west of Miller Street and is described as Tax Lot 2501, Section 15, T. 4 S., R. 4 W., W.M.

A public hearing was held on June 20, 1996, at 7:30 p.m. before the McMinnville Planning Commission after due notice had been given in the local newspaper on June 15, 1996, and written notice had been mailed to property owners within 300 feet of the affected property; and

At said public hearing, testimony was received, the application materials and a staff report were presented; and

The Planning Commission, being fully informed about said request, found that said change conformed to the zone change review criteria listed in Chapter 17.72.035 of Ordinance No. 3380 based upon the material submitted by the applicant and findings of fact and the conclusionary findings for approval contained in the staff report, all of which are on file in the Planning Department, and that the zone change is consistent with the Comprehensive Plan; and The Planning Commission approved said zone change and has recommended said change to Council; now, therefore,

THE CITY OF McMINNVILLE ORDAINS AS FOLLOWS:

Section 1. That the Council adopts the findings and conclusions of the Planning Commission, staff report on file in the Planning Department, and the application filed by KPP Development Group.

Section 2. That the property described in Exhibit "A", which is attached hereto and incorporated herein by this reference, is hereby rezoned from a County EF-40 (Exclusive Farm Use - 40-acre Minimum) zone to a City M-2 PD (General Industrial Planned Development) zone, subject to the following conditions:

1. That the KPP Industrial Park subdivision tentative plan, as may be amended and approved by the Planning Director, be placed on file with the Planning Department and that it become a part of the zone and binding on the property owner and developer.

The developer is responsible for requesting permission of the Planning Commission for any major change of the details of the adopted plan. Minor changes to the details of the adopted plan may be approved by the Planning Director. It shall be the Planning Director's decision as to what constitutes a major or minor change. An appeal from a ruling by him may be made only to the Commission. Review of the Planning Director's decision by the Planning Commission may be initiated at the request of any one of the Commissioners.

2. That development of the property is subject to the provisions of McMinnville Ordinance 4135 (Northeast Industrial Area Planned Development Overlay).

Passed by the Council this 9th day of July 1996, by the following votes:

Ayes: Hughes, Kirchner, Massey, Payne, Tomcho, Windle

Nays: _____

Abstentions: _____

Approved this 9th day of July 1996.

Edward J. Hornley
MAYOR

Attest:

Carl A. Boodell
RECORDER